

100544705 Comm Sale or Lease	141 Knobbs Creek Drive , Elizabeth City, NC 27909 Lot # 2nd pin 892409058418 Listing Office: Rich Company				Active Current Price: \$11,950,000
		<b>City Limits:</b> Yes <b>County:</b> Pasquotank <b>Location:</b> Mainland <b>Type:</b> New <b>Subdivision:</b> N/A <b>Construction:</b> No <b>Garage:</b> N/A <b># of Units:</b> 0 <b>Lot Acres:</b> 34.72 <b>Lot SqFt:</b> 1,512,403	<b>SqFt - Apx Total:</b> 171,255 <b>SqFt - Heated (Primary):</b> 5,040 <b>SqFt - Office:</b> 5,040 <b>SqFt - Total Available:</b> 171,255 <b>SqFt - Warehouse:</b> 166,215 <b>Lot Dimensions:</b> Irregular see documents for surveys <b>Year Built:</b> 2000 <b>Zoning:</b> I-2 1AC is R15		
<b>Attic:</b> None <b>Basement:</b> None <b>C &amp; I Features:</b> Electric 3 Phase; Loading Dock; Loading Ramp; Rail Siding; Storage Inside; Storage Outside; Truck Scale <b>Construction:</b> Steel Frame <b>Cooling:</b> Central Air <b>Exterior Finish:</b> Metal Siding; Steel Siding <b>Foundation:</b> Crawl Space; Raised; Slab <b>Terms:</b> 1031 Exchange; Cash; Conventional <b>Flooring:</b> Concrete; LVT/LVP; See Remarks <b>Financial Info:</b> Real Estate Taxes: 18,315.77 <b>Current Use:</b> Commercial <b>Frontage Type:</b> River	<b>Fuel Tank Ownership:</b> Owned <b>HOA and Neigh Amenities:</b> Gated <b>Heating:</b> Heat Pump <b>Heating System Fuel Source:</b> Electric <b>Location:</b> Industrial Park <b>Lot Water Features:</b> Deeded Water Rights; Deeded Waterfront; Navigable Water; Water Depth 4+	<b>Parking Features:</b> Gravel; Off Street; Parking Lot; Private; Secured; Unpaved <b>Possession:</b> At Closing <b>Roof:</b> Composition; Metal <b>Road Type/Frontage:</b> 2 - 3 Lanes; Public (City/Cty/St) <b>Showing Instructions:</b> Appt Required; Call Listing Agent; No Lockbox; No Sign; See Remarks <b>Sale/Lease Includes:</b> Buildings; Equipment; Land <b>Business Type:</b> Industrial; Manufacturing; Retail; Storage; Warehouse; Building Supply; Commercial; Wholesale <b>Water Heater:</b> Electric <b>Utilities:</b> Electricity Connected; Natural Gas Connected <b>Sewer:</b> Municipal Sewer; Pump Station <b>Water Source:</b> Community Water			
<b>Cobra Zone:</b> Yes <b>Total City Real Estate Property Tax:</b> \$8,930.83	<b>Deed Book:</b> 1552 <b>Deed Page:</b> 305 <b>Federal Flood Ins Avlbl:</b> Yes <b>PID:</b> 892413141709 see lot <b>Tax Identifier:</b> 892413141709	<b>Plat Book:</b> DB 428 <b>Plat Page:</b> PG 506 & 507 <b>Total Real Estate Property</b> \$23,640.26 <b>Taxes:</b> <b>Special Assessments:</b> N/A electric demand fee <b>Tax Assessed Value:</b> \$1,459,200 <b>Tax Year:</b> 2022			
<b>Marketing/Public Remarks:</b> Turnkey Lumber manufacturing facility for sale in Elizabeth City with use restriction for wood treatment. Subject parcel is 33.72 acres with roughly +/- 20 acres developed and usable zoned I-2 and a 1AC parcel zoned R-15 across Knobbs Creek. Very heavy duty 3 phase 480 amp electrical service, central sewer, 5,040 sq ft of office and breakroom, 166,215 square feet of metal structures with metal roofs, all replaced/repaired or renovated in 2020. Railroad track adjacent on active railroad track with active spur on the property, and river frontage with a history of importing and exporting via barges. Detailed inventory of building and structure sizes, construction (0 walls under roof up to 4 walls), year built, foundation (concrete vs asphalt), and values available in appraisal report in documents. This site employed 140 people at one point in the recent past. <b>Agent Remarks:</b> Showing by appointment only to prequalified buyers. <b>Legal:</b> "The Chesapeake Corporation of Virginia" and "L.R. Foreman & Sons, Inc." <b>Sign on Property:</b> No <b>Showing Instructions:</b> Call listing agent for appointment. <b>Appointment Contact:</b> Alex Rich <b>Appt. Center Phone:</b> 252-256-1279 <b>Directions to Property:</b> Turn on to Knobbs Creek Drive at the stoplight from North Road Street and property will be on your right just past James River Equipment Company and the railroad tracks.					
<b>Agreement Service:</b> <b>Agreement Type:</b> Exclusive Right To Sell <b>Owner:</b> Elizabeth City Real Estate II, LLC <b>Broker Owner:</b> No <b>Seller Rep.:</b> Has owned the property for less than one year <b>Cumulative DOM:</b> 2 <b>Days on Market:</b> 2 <b>Definition:</b> RE W/O Business <b>Expiration Date:</b> 07/31/2026 <b>Listing/Lease Price:</b> \$11,950,000 <b>List Price/SqFt:</b> \$2,371.03	<b>Effective Date:</b> 12/09/2025 <b>Listing/Lease Price:</b> \$11,950,000 <b>Original List Price:</b> \$14,000,000 <b>Prospect Exempt:</b> No <b>Sale/Lease:</b> Sale <b>Stipulation of Sale:</b> Standard <b>EMD Trust Account:</b> No	<b>Status:</b> Active <b>Status Change Date:</b> 12/09/2025			
<b>Listing Member:</b> <a href="#">Alex Rich</a> <b>261159</b>	<b>Name</b> <a href="#">Alex Rich</a> <b>Office</b> <a href="#">261159</a> <b>Listing Office:</b> Rich Company	<b>Primary</b> 252-256-1279 <b>Other</b> <b>Office</b> 252-338-5432	<b>E-mail</b> <a href="mailto:alexanderbrich@gmail.com">alexanderbrich@gmail.com</a>	<b>Other Email</b>	

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